

Lease

(Short Form)

This lease made in quadruplicate this 15th day of June, 1953

by and between L. M. DAVENPORT, individually and as representative of his heirs at law, and wife DOROTHY BARNES DAVENPORT, of Dade County, Florida, and DOROTHY BARNES DAVENPORT, JR.; LUTHER M. DAVENPORT, JR.; and DAVID W. DAVENPORT, individually and as representatives of any unborn children of their parents, by E. INMAN, Master for Greenville County, pursuant to the authority contained in a decree of the Court of Common Pleas for Greenville County, South Carolina, in the case of DOROTHY BARNES DAVENPORT, JR., et al on file in the Office of the Clerk of Court for Greenville County, South Carolina, in Judgment Roll F7028,

herein referred to as Landlord, and F. W. WOOLWORTH CO., a corporation organized and existing under the laws of the State of New York, having its Executive Office at No. 233 Broadway, New York, New York, herein referred to as Tenant.

WITNESSETH:

For and in consideration of the sum of One (\$1.00) dollar and other valuable consideration paid and to be paid by the Tenant to the Landlord, the Landlord does demise and let unto the Tenant and the Tenant does lease and take from the Landlord, upon the terms and conditions and subject to the limitations more particularly set forth in a certain agreement between the Landlord and Tenant bearing even date herewith (hereinafter referred to as the "Agreement"), the premises situated in the

City of Greenville County of Greenville State of South Carolina

now known as 14 West Washington Street,

(Street numbers and name)

and consisting of land together with the building thereon

(Floors, Basement or entire Building)

and more particularly described as follows:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate on the North side of West Washington Street, in the City of Greenville, South Carolina, and having according to a survey prepared by Piedmont Engineering Service, Greenville, South Carolina, March 23, 1953, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of West Washington Street, said point being one hundred twenty and forty-one hundredths feet (120.41') westerly from the northwest intersection of North Main and West Washington Streets; running thence northerly along and contiguous with the westerly line of property owned by W. H. Beattie et al, sixty and thirty-two hundredths feet (60.32') to the southerly line of property owned by F. W. WOOLWORTH CO.; thence westerly along and contiguous with said line of property owned by F. W. Woolworth Co. two and forty-one hundredths feet (2.41'); thence northerly fifty-one and seventy-five hundredths feet (51.75') which line along part of its length is along and contiguous with the west line of said property owned by F. W. Woolworth Co.; thence westerly nineteen and thirty-five hundredths feet (19.35'); thence southerly along and contiguous with the easterly line of property owned by Thomason Realty Company one hundred twelve and eleven hundredths feet (112.11') to the north side of West Washington Street; thence easterly along the north side of West Washington Street twenty one feet (21') to the point of beginning, said property being the same property leased to F. W. Woolworth Co. by lease dated January 28, 1936; being the same property conveyed by Luther M. Davenport to Dorothy Barnes Davenport, et al, by deed dated March 31, 1941, recorded in the R. M. C. Office for Greenville County in Deed Book 231, at page 121, and by The Peoples National Bank of Greenville as Executor of the Estate of D. D. Davenport to Luther M. Davenport by deed dated July 7, 1932, and recorded in the R. M. C. Office for Greenville County in Deed Book 121, at page 289, and by Martha A. Davenport to D. D. Davenport by deed dated June 27, 1916, recorded in the R. M. C. Office for Greenville County in Deed Book 42, at page 121.